

Permit #: 148

Permit Date: 03/20/24

Permit Type: Board of Zoning Appeals

Case Number: BZA 24-21

PC Meeting Date:

BZA Meeting Date: d. 3rd Tuesday of April

Assigned Meeting Date: 04/16/2024

Special Meeting Date:

Applicant Is: Owner

Applicant Name: Jeff Knutson

Applicant Address: 1053 Overton Lea Rd.

Applicant City, State, ZIP: Nashville, TN 37220

Applicant Phone Number: 6159731259

Applicant Email: jeffgknutson@gmail.com

Description: Requesting variance to construct partial first floor addition and second floor addition to primary structure that is nonconforming in regard to the side property line.

Project Cost: 0

Square Feet: 0

Lot Area: 67248

Lot Coverage: 10500

Heat/cooled area: 0

Proposed Height(ft.): 25

#of stories: 2

Lot Depth/Width Ratio:

Avg. front setback of adjacent homes:

Zoning District: Zone F

Radnor Lake Impact Zone: No

Steep Slope: No

Plat/Subdivison: No

Status: Open

Assigned To: Stephen Snow

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
14504003600	1053 OVERTON LEA RD	LOT 6-3RD ADDN LEALAND MANOR	KNUTSON, JEFFREY G & WHEELER, JOAN C		

Fees

Fee	Description	Notes	Amount
Variance/Administrative Appeal			\$250.00
Total			\$250.00

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/20/2024	Jeff Knutson	BZA Application Fee	1443	Stephen Snow	\$250.00
Outstanding Balance					\$0.00

Uploaded Files

Date	File Name
03/20/2024	18994940-BZA Case File - 875 Robertson Academy Rd.pdf





1. No portion of the described tract lies within Floodway, and is shown in the area Zone X as said tract shows on FEMA FIRM Map Number 47037C0358H on the Flood Insurance Rate Maps for Davidson County, Tennessee (effective date April 05, 2017).

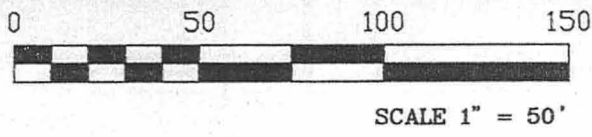
2. Zoned F, per the City of Oak Hill Residential Zones. Minimum Build Setback Lines: Front-150', Side-50', Rear-100'. Accessory Structure Minimum Build Setback Lines: Front-Behind the Primary Structure, Side 30', Rear-50'. Building does not conform to current zoning standards.

3. This survey was prepared from current deeds of record without benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation of independent search for easements, encumbrances, restrictive covenants, or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.

4. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility location shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

5. Basis of bearings is based on the Tennessee State Plane Coordinate System 4100 Zone on the 1983 North American Datum (NAD83).

6. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111. No utilities were called, nor marked for this project.



VICINITY MAP (NOT TO SCALE)

1101 OVERTON LEA ROAD TRUST
INSTRUMENT #20210105 0001285
PARCEL ID: 14504003500

1.54 ACRES
67248 SQ. FEET

STEFAN BASKIN
INSTRUMENT #20210805 0105513
PARCEL ID: 14504003700
PLAT #20100715 0055635



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1: 10,000, AND IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING".

J. Mark Cantrell

J. MARK CANTRELL, TN PLS# 1859



LEGEND	
●	IRON PIN FOUND
⊗	FIRE HYDRANT
⊙	UTILITY POLE
⊕	SPIGOT
⊖	CLEAN OUT
⊗	WATER VALVE
⊕	SANITARY SEWER MAN HOLE
⊖	ELECTRIC METER
⊙	WATER METER
+	SIGN
⊕	MISCELLANEOUS UTILITY
⊖	MAIL BOX
— P/T —	OVERHEAD POWER & TELEPHONE
- - - - -	EDGE OF PAVEMENT
x	FENCE LINE
□	GUARDRAIL
— c —	CENTERLINE
— SAN —	SANITARY SEWER LINE
M.B.S.L. = MINIMUM BUILD SETBACK LINE	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	497.00'	199.42'	S 56°38'03" E	198.08'
C2	331.00'	159.20'	N 63°18'39" W	157.67'

TN SPCS NAD 83

PROJECT 23-0826	SHEET 1 OF 1
DATE: 02 JAN 2024	DRAWN BY: IIC
REVISIONS	REVIEWER: JMC
NO. DATE	SCALE: 1" = 50'

BOUNDARY AS-BUILT SURVEY
JEFFREY & JOAN KNUTSON
1053 OVERTON LEA RD
INSTRUMENT #20190816 0082066
PARCEL ID: 14504003600
DAVIDSON COUNTY, TENNESSEE



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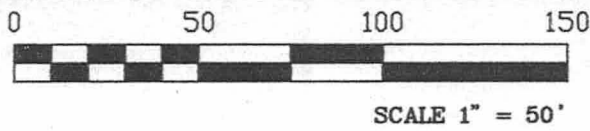
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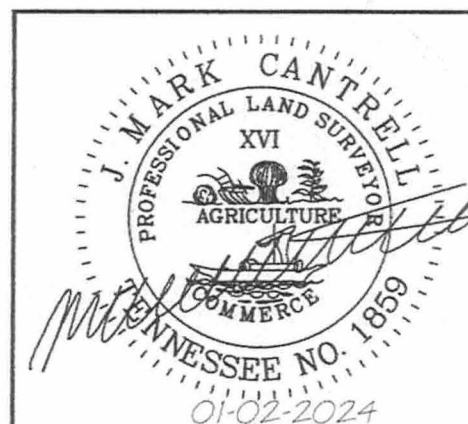
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TN SPCS NAD 83



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



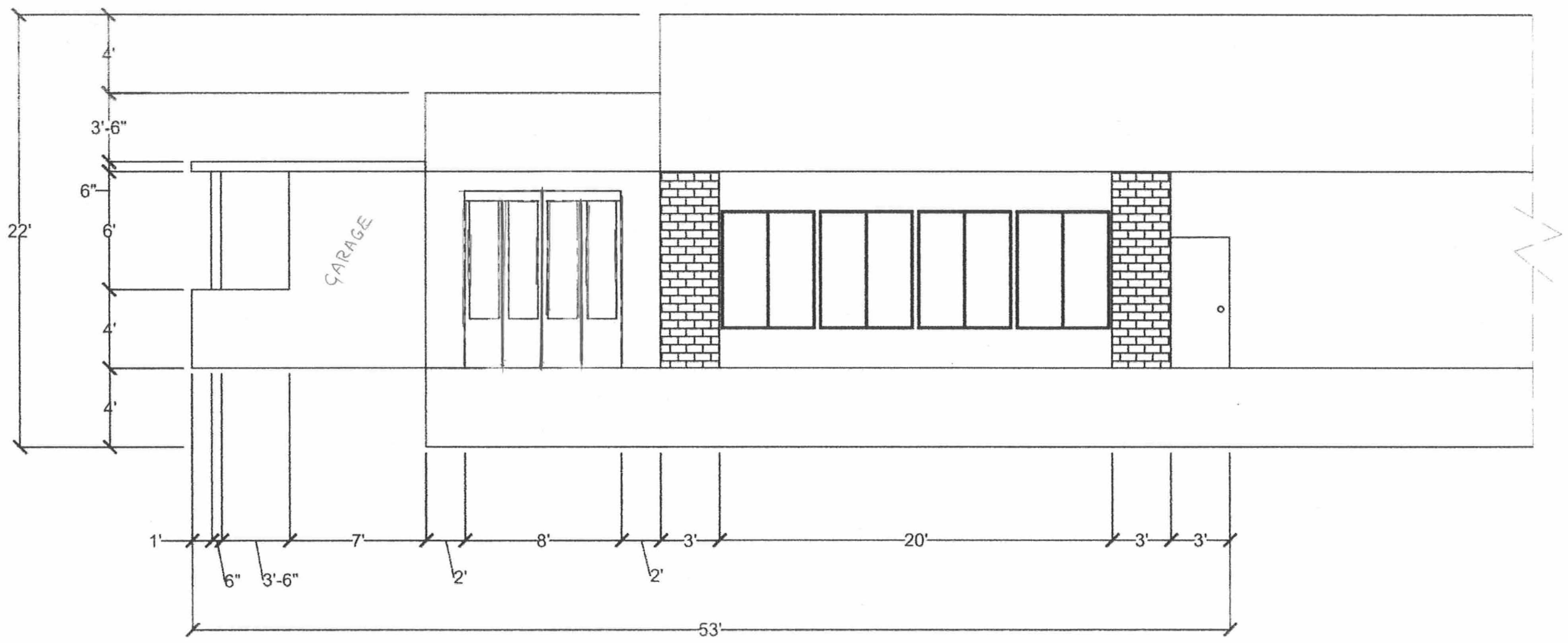
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




existing structure

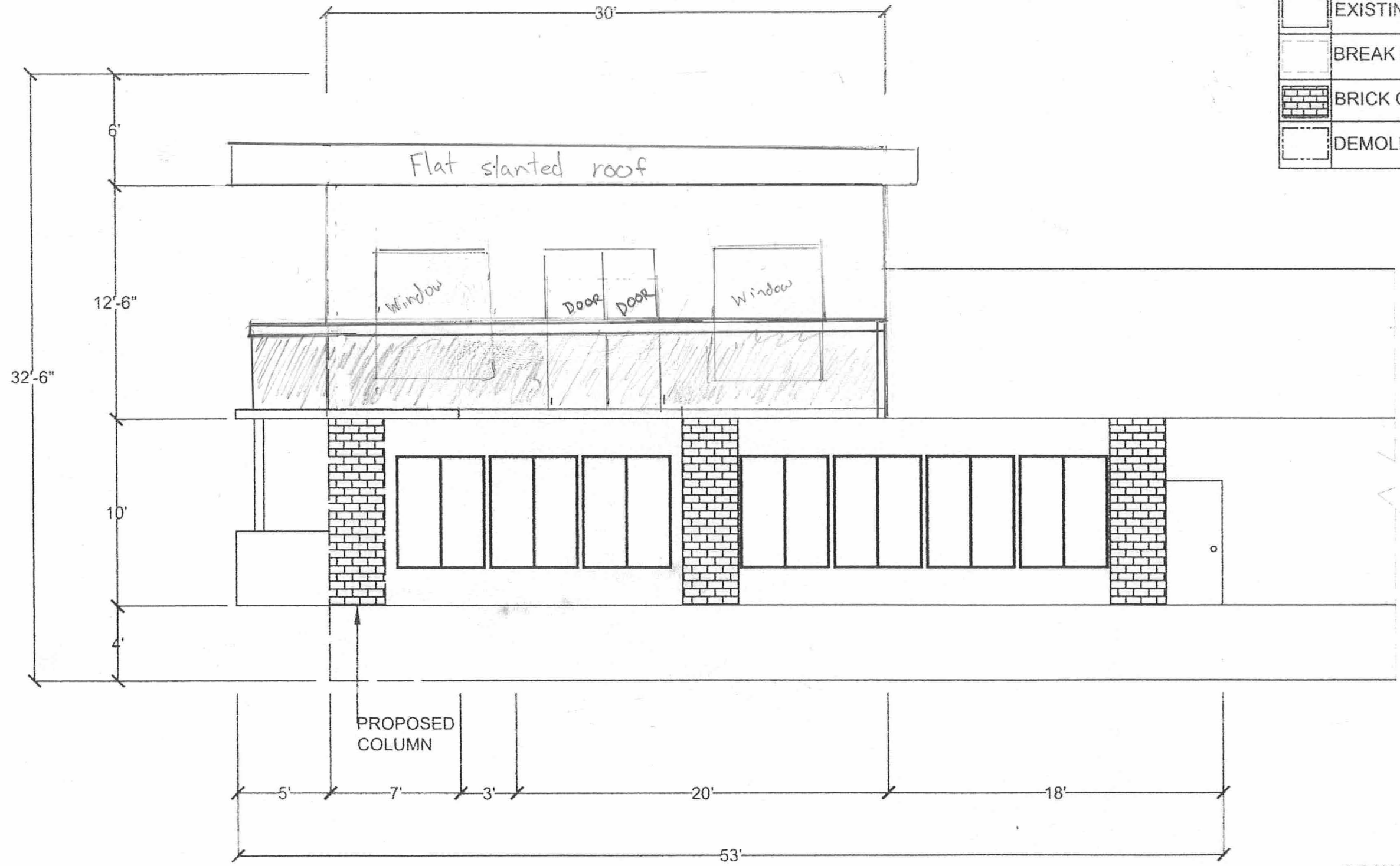
LEGEND	
	ADDITIONS
	EXISTING
	BREAK LINE
	BRICK COLUMN
	DEMOLISH



1 FRONT ELEVATION - EXISTING STRUCTURE
A-4 1/8" = 1'-0"






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DATE: 9/9/22
BY: JEFF KNUTSON
PAGE: A-4

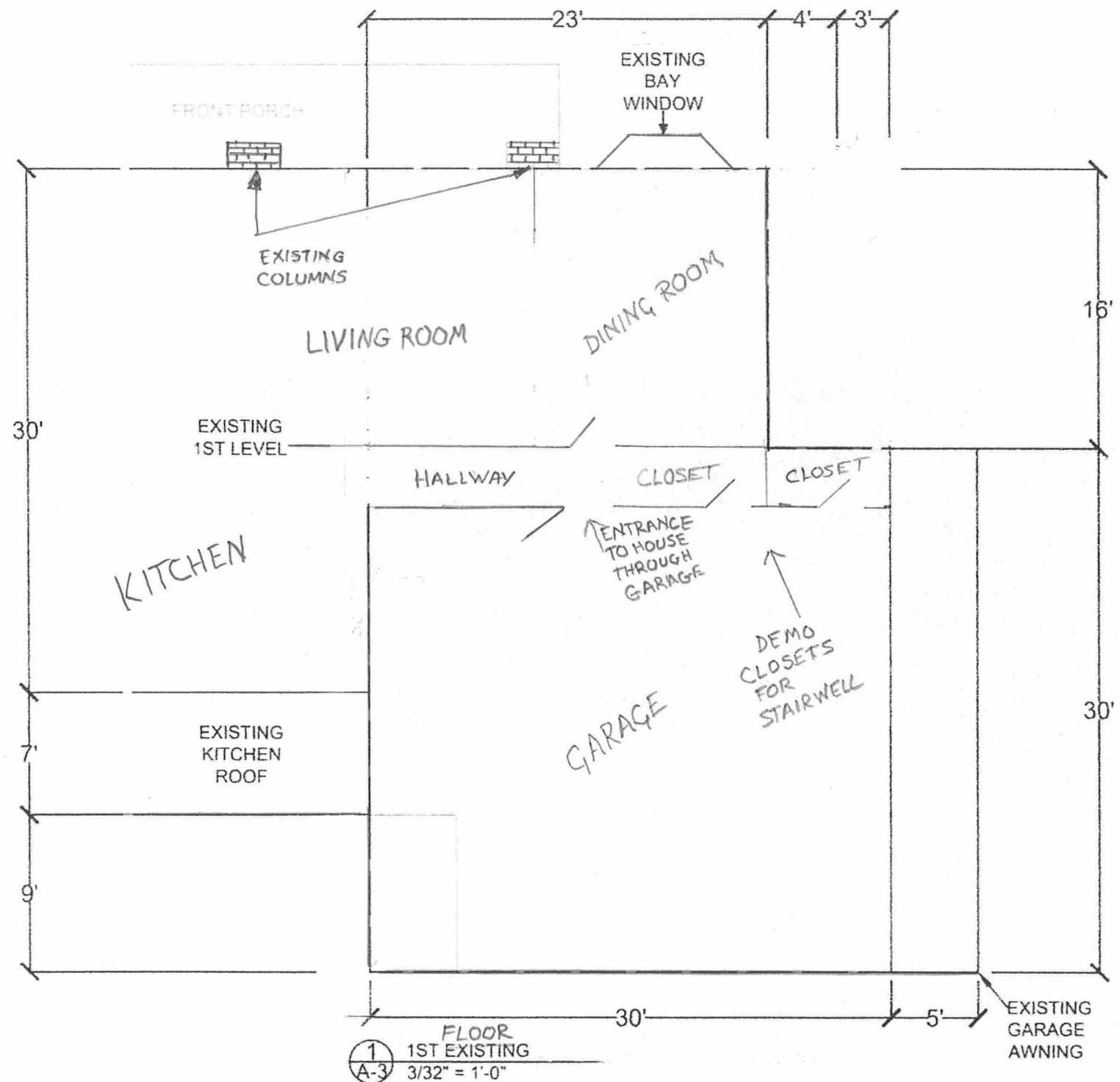
LEGEND	
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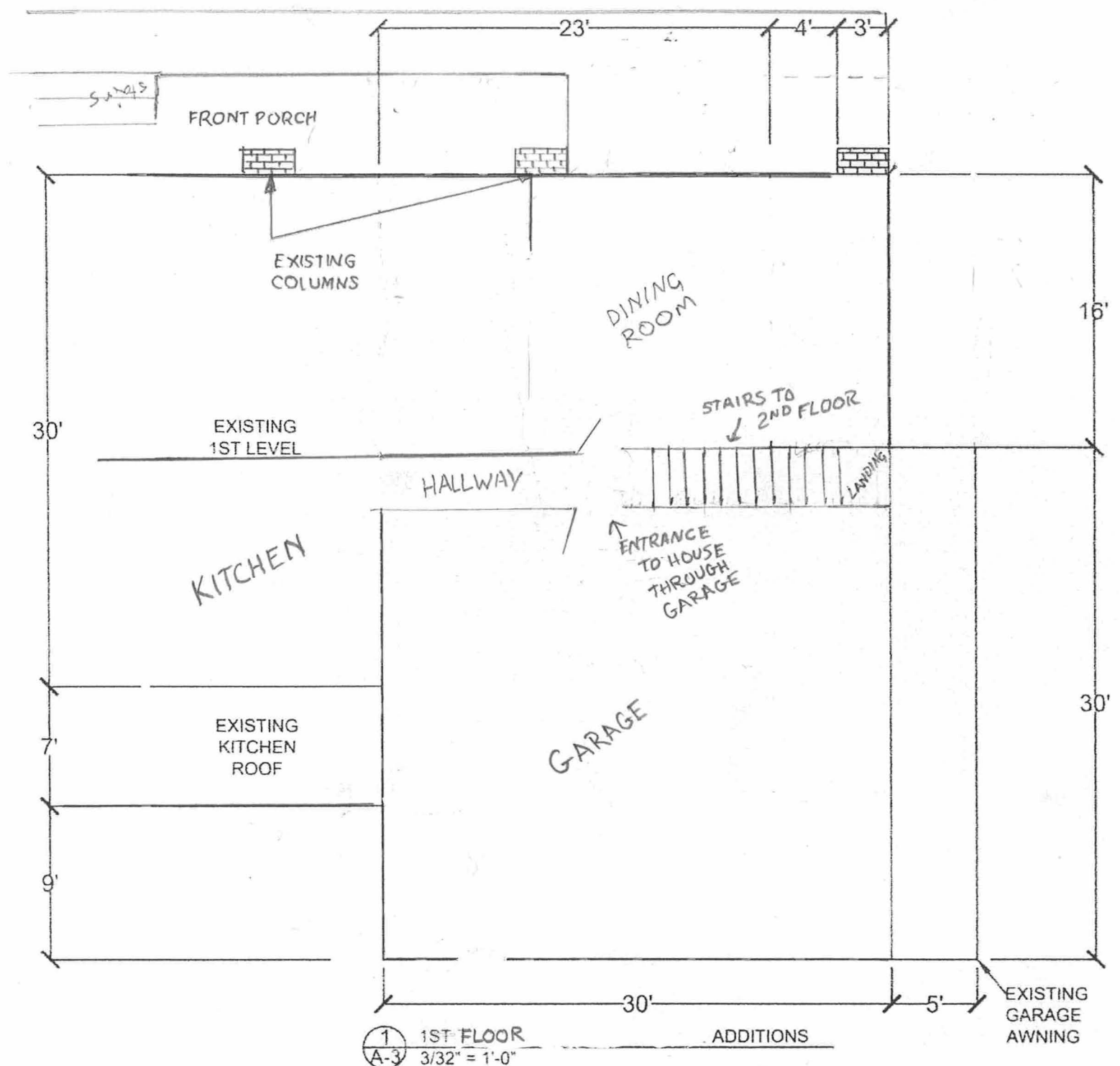
1 FRONT ELEVATION - PROPOSED ADDITIONS
 A-5 1/8" = 1'-0"

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 BY: JEFF KNUTSON
 PAGE: A-5

LEGEND	
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





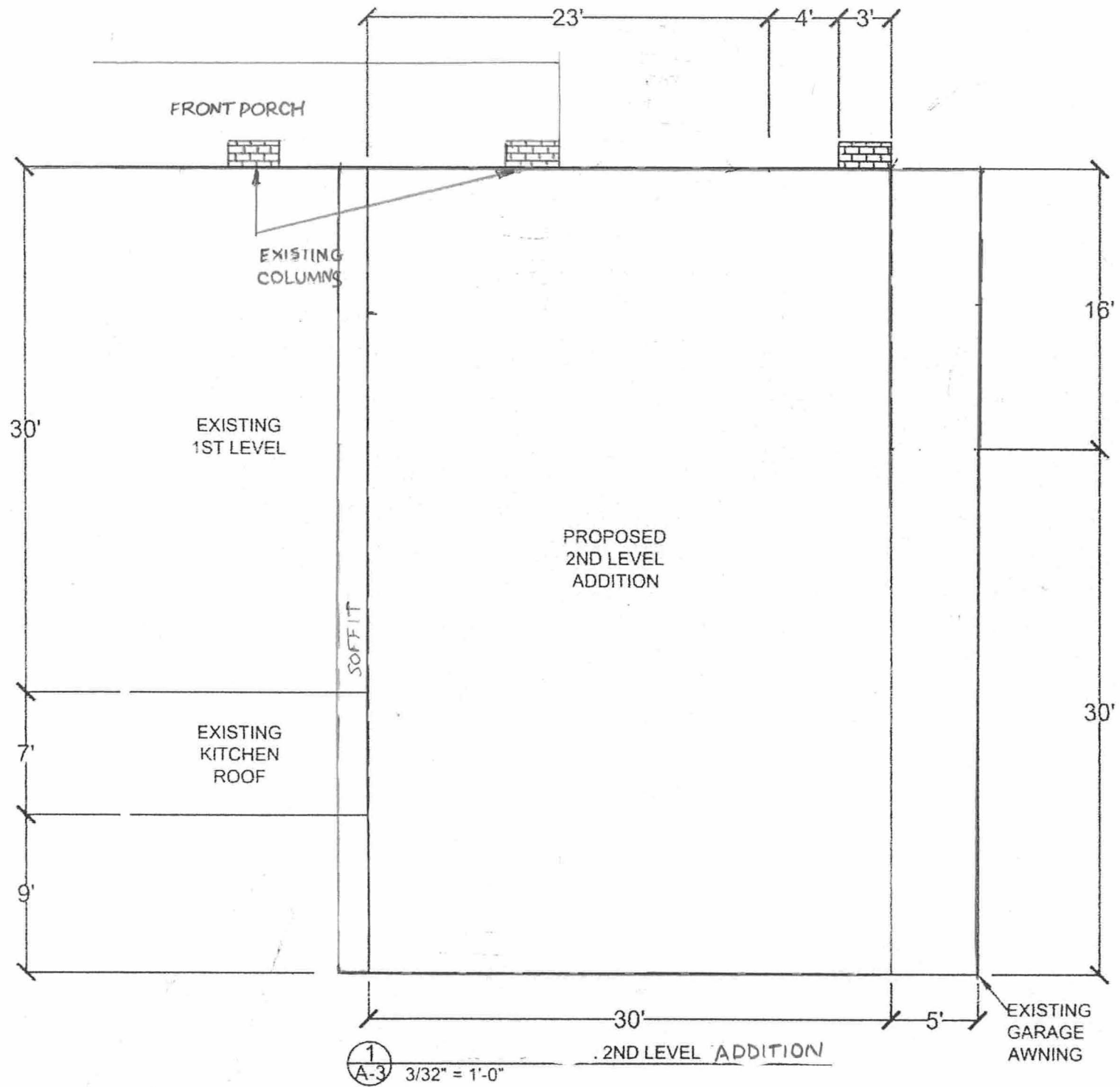
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




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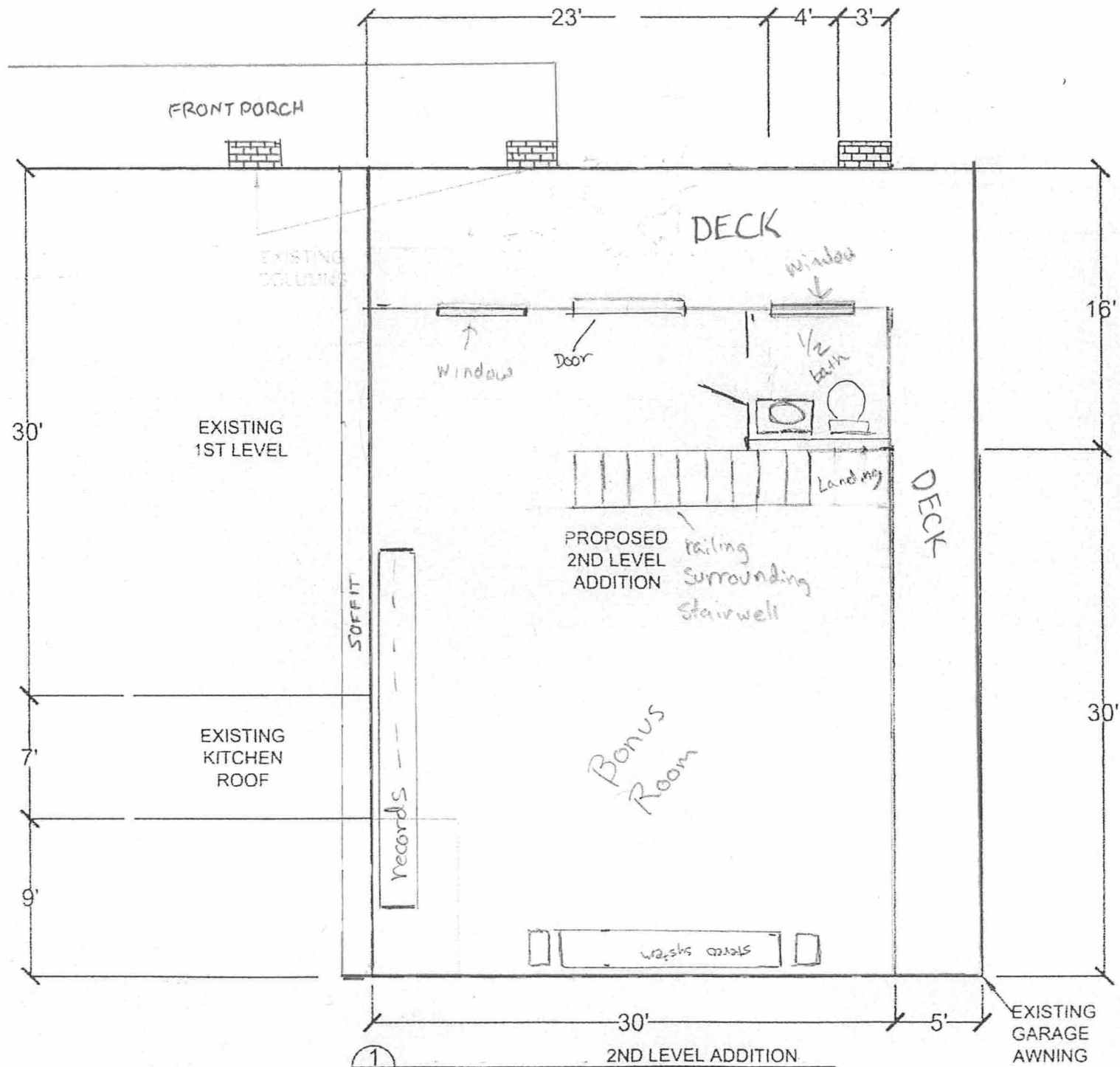
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1
A-3 3/32" = 1'-0"

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